

3058581 05/02/2003 02:15P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

PROJECT CONCEPT

THIS ODP CONCEPTUALLY ILLUSTRATES THE LAND USE FOR THIS PARCEL. POSSIBLE USES FOR THE LAND COULD INCLUDE COMMERCIAL, RETAIL AND OFFICE SPACE LAND USES. THIS IN KEEPING WITH THE SURROUNDING AREA. THE SHORES DEVELOPMENT, TO THE EAST, IS PROPOSING MIXED USE, INCLUDING RESIDENTIAL. INTENDED USES FOR THIS PROPERTY WILL COMPLIMENT THAT PROPOSAL.

REGIONAL IMPACTS

THIS DEVELOPMENT IS IN KEEPING WITH THE PROPOSED SURROUNDING DEVELOPMENT. THE FIRESTONE COMPREHENSIVE PLAN AND INTERIM COORDINATED PLANNING AGREEMENT BETWEEN WELD COUNTY AND FIRESTONE, ET AL.

FIRESTONE BOULEVARD (WCR 24) WILL BE WIDENED IN THE NEAR FUTURE TO HANDLE INCREASED TRAFFIC FOR ALL THE EXISTING AND PROPOSED TRAFFIC.

ENVIRONMENTAL INFORMATION

THE WEST PROPERTY LINE IS FORMED BY THE GODDING HOLLOW CHANNEL.

THE APPROXIMATE WEST HALF OF THE PARCEL IS WITHIN THE 100 YEAR FLOODPLAIN.

THERE ARE NO WETLANDS ON SITE.

VERY FEW TREES EXIST ALONG THE CHANNEL TO PROVIDE WILDLIFE HABITAT.

A PHASE 1 ENVIRONMENTAL ASSESSMENT PREPARED BY TERRICON PREPARED 11/06/01, IS PROVIDED WITH THIS SUBMITTAL.

UTILITIES

THE SITE IS CURRENTLY SERVED BY DISTRICT WATER IN FIRESTONE BOULEVARD.

CURRENTLY, ON SITE SEPTIC IS UTILIZED. THE DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER.

HOOK-UP TO A NATURAL GAS PROVIDER WILL REPLACE THE CURRENT PROPANE.

THE MAJOR UTILITIES OF WATER, SEWER, GAS AND ELECTRIC ARE IN THE IMMEDIATE AREA AND CURRENTLY SERVE OR WILL BE TIED INTO.

WATER SERVICE - TOWN OF FIRESTONE
SEWER SERVICE - ST. VRAIN SANITATION DISTRICT
GAS SERVICE - KINDER MORGAN ENERGY
ELECTRIC SERVICE - UNITED POWER

MOUNTAIN VIEW FIRE STATION IS WITHIN 1 MILE.

THE PROJECT WILL PROVIDE THE TOWN OF FIRESTONE WITH NECESSARY SHARES OF RAW WATER.

GRADING CONCEPT

THE LAND CURRENTLY SLOPES NORTHWESTERLY INTO THE GODDING HOLLOW CHANNEL FORMING THE NORTHWESTERLY BOUNDARY. DRAINAGE WILL CONTINUE TO FLOW AS IT HAS HISTORICALLY.

THERE IS CURRENTLY A SINGLE STORY HOUSE ON SITE.

THE SITE GENERALLY SLOPES IN A NORTHWESTERLY DIRECTION INTO THE GODDING HOLLOW DRAINAGE WAY AT AN AVERAGE 4.8% SLOPE. MINIMAL, IF ANY OFF-SITE FLOWS REACH THIS PARCEL. THE SITE IS MOSTLY COVERED WITH FIELD GRASSES.

THE APPROXIMATE WEST HALF OF THE PARCEL IS IN THE 100 YEAR FLOOD PLAIN PER FIRM MAP PANEL NO. 080266 0855 C.

DETENTION/DRAINAGE WILL BE PROVIDED AS NEEDED TO ACCOMMODATE DEVELOPMENT.

ALL DRAINAGE IMPROVEMENTS WILL BE DONE IN ACCORDANCE WITH THE TOWN OF FIRESTONE'S CRITERIA. THE CONCEPTS PROVIDED FOR THIS PROJECT ARE CONSISTENT WITH CURRENT POLICY AND PRACTICES THAT ALLOW THE CONTINUED RELEASE OF HISTORIC RUNOFF WHILE MITIGATING HAZARDS OF FLOODING.

SERVICE REQUIREMENTS

THIS AREA IS SERVICED BY:
FIRESTONE POLICE DEPARTMENT

THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT

CARBON VALLEY RECREATIONAL DISTRICT

ST. VRAIN VALLEY SCHOOL DISTRICT

TRI-AREA AMBULANCE DISTRICT

ST. VRAIN SANITATION DISTRICT

CIRCULATION SYSTEM

THIS PARCEL FRONTS ONTO FIRESTONE BOULEVARD (WCR 24). THE EXTENSION OF BIRCH STREET (WCR 11) IS ON THE EAST PROPERTY LINE. THERE WILL BE A MAIN ENTRANCE AT THIS INTERSECTION. BIRCH STREET WILL BE EXTENDED NORTHERLY THROUGH THE SITE AND ITS FUTURE EXTENSION AND ROW WIDTH WILL BE CONSIDERED IN THE CONCEPTUAL LAYOUT AND LOCATION OF ANY PROPOSED FACILITIES. A POTENTIAL RIGHT IN/RIGHT OUT IS PROPOSED FURTHER WEST. AN INTERNAL STREET SYSTEM, AS YET TO BE DETERMINED, WILL LINK THESE TWO ENTRANCES.

LAND USE AND ZONING

PROPOSED ZONING (ENTIRE SITE): PUD WITH REGIONAL COMMERCIAL USES
EXISTING ZONING: WELD COUNTY - AGRICULTURE
TOTAL ACREAGE: 3.40 ACRES

THE REGIONAL COMMERCIAL ZONING FOR THIS PARCEL IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENTS WHICH INCLUDE MIXED USE, REGIONAL COMMERCIAL, AND EMPLOYMENT CENTER. THE PARCEL LIES APPROXIMATELY 1 MILE FROM THE I-25 INTERCHANGE COMMERCIAL AREA.

PRELIMINARY AND FINAL DEVELOPMENT PLANS AND OTHER NECESSARY PERMITS SHALL BE REQUIRED FOR ANY PROPOSED LIQUOR STORE OR OTHER DEVELOPMENT ON THE PROPERTY.

DENSITY

IT IS NOT POSSIBLE TO PROVIDE DENSITY AT THIS TIME SINCE THE EXACT USE IS UNDETERMINED. THE PARCEL COULD BE DIVIDED IN THE FUTURE TO ALLOW FOR SALE OF INDIVIDUAL LOTS. THE DENSITY SHALL CONFORM TO THE STANDARDS SET FORTH IN THE FIRESTONE DEVELOPMENT REGULATIONS.

BUILDING HEIGHT

IT IS NOT POSSIBLE TO PROVIDE BUILDING HEIGHTS AT THIS TIME SINCE THE EXACT USE IS UNDETERMINED. ALL BUILDINGS WILL CONFORM TO THE FIRESTONE DEVELOPMENT REGULATIONS.

LAND USE TABLE

TOTAL AREA	3.4 ACRES
NO. LOTS	1
REGIONAL COMMERCIAL	3.4 AC, 100% OF THE SITE
CURRENT ZONING	WELD COUNTY - AGRICULTURE
PROPOSED ZONING	PUD-RC

DEVELOPMENT SCHEDULE

IT IS THE INTENT OF THIS PLAN THAT THE EXISTING HOUSE WILL REMAIN AND BE REMODELED AS A LIQUOR STORE. IT IS ANTICIPATED THAT THE REMODEL AND APPLICATION WILL BE AFTER THE ANNEXATION IS COMPLETE.

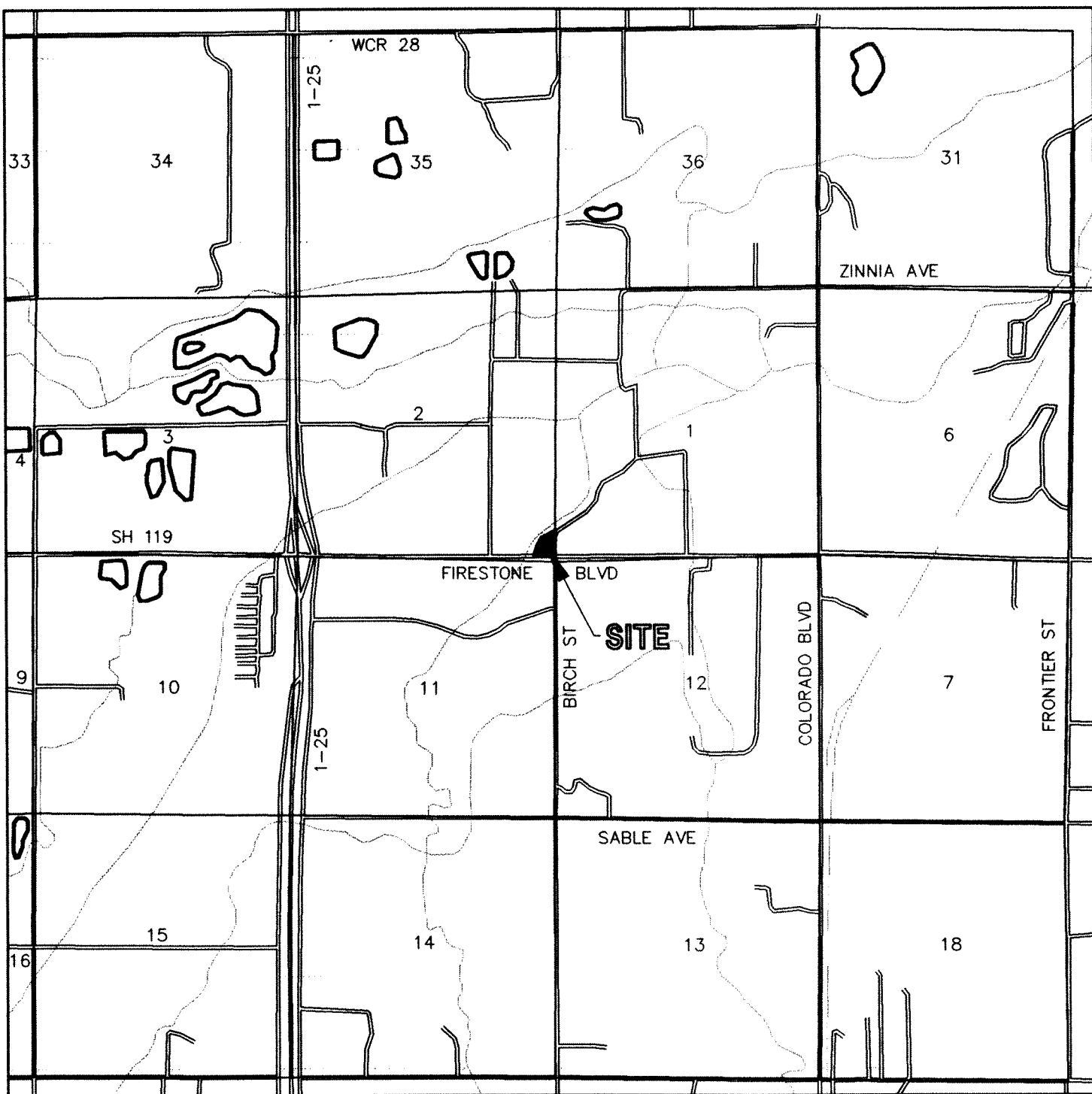
THE OWNER PLANS ON BUILDING A RESTAURENT/BAR ON THE SITE WITHIN TWO YEARS OF ALL APPROVALS.

PARK DEVELOPMENT

THIS DEVELOPMENT DOES NOT PROPOSE ANY PARKS. THIS PARCEL ADJOINS PROPOSED OPEN SPACE AND LAKE WITHIN THE SHORES DEVELOPMENT. THE OPEN SPACE REQUIREMENTS WILL BE MET. CONNECTIONS TO EXISTING AND PROPOSED TRAILS IN THE SHORES DEVELOPMENT WILL BE PROVIDED.

PRIVATE MAINTENANCE AND ENFORCEMENT

THERE WILL BE AN OWNER'S ASSOCIATION TO MAINTAIN ANY COMMON AREAS WITHIN THE DEVELOPMENT.



VICINITY MAP
NTS

OUTLINE DEVELOPMENT PLAN

ALMO ANNEXATION

TOWN OF FIRESTONE, COUNTY OF WELD,

STATE OF COLORADO

Sheet 1 of 2

ACCEPTANCE BLOCK

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SENT FORTH HEREIN.

OWNER: SIMON RYU

STATE OF COLORADO)
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF FEBRUARY, 2003, BY SIMON RYU

WITNESS MY HAND AND OFFICIAL SEAL

Karen Kittel

NOTARY PUBLIC

4/27/05

MY COMMISSION EXPIRES

TOWN APPROVAL BLOCK

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS 28th DAY OF MARCH, 2002

MAYOR

ATTEST:

Judy L. Hegwood

TOWN CLERK

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I, SIMON RYU BEING THE SOLE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND, TO WIT:

LOT A OF RECORDED EXEMPTION NO. 1313-2-4-RE405, AS PER MAP RECORDED AUGUST 3, 1979 IN BOOK 877 AS RECEPTION NO. 1798841, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE N 89°25'07" W ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 3.00 FEET; THENCE N 01°31'48" E A DISTANCE OF 30.00 FEET, PARALLEL WITH AND 3.00 FEET WEST OF, BY PERPENDICULAR MEASUREMENT, THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 24 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE N 89°25'07" W A DISTANCE OF 414.12 FEET; THENCE N 17°05'42" E A DISTANCE OF 200.12 FEET; THENCE N 30°27'35" E A DISTANCE OF 207.93 FEET; THENCE N 62°58'03" E A DISTANCE OF 295.78 FEET; THENCE S 01°31'48" W 509.33 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.40 ACRES, MORE OR LESS

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF ALMO ANNEXATION.

OWNER: SIMON RYU

STATE OF COLORADO)
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF FEBRUARY, 2003, BY SIMON RYU

WITNESS MY HAND AND OFFICIAL SEAL

Karen Kittel

NOTARY PUBLIC

4/27/05

MY COMMISSION EXPIRES

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10 O'CLOCK A.M. THIS 28 DAY OF MARCH, A.D. 2002, AND IS RECORDED IN PLAN FILE 344-1, FILM 344-1, RECEPTION NO. 12/07/01

DEPUTY

RECORDER

FEES

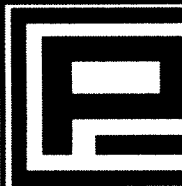
OWNER/DEVELOPER

SIMON RYU
2143 HACKBERRY CIRCLE
LONGMONT, COLORADO 80501
303-775-6572

TECHNICAL CONSULTANT

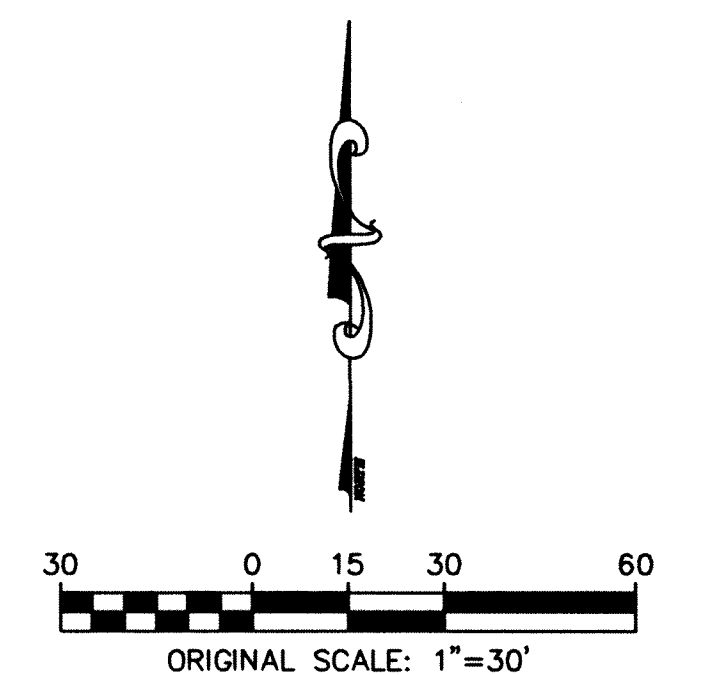
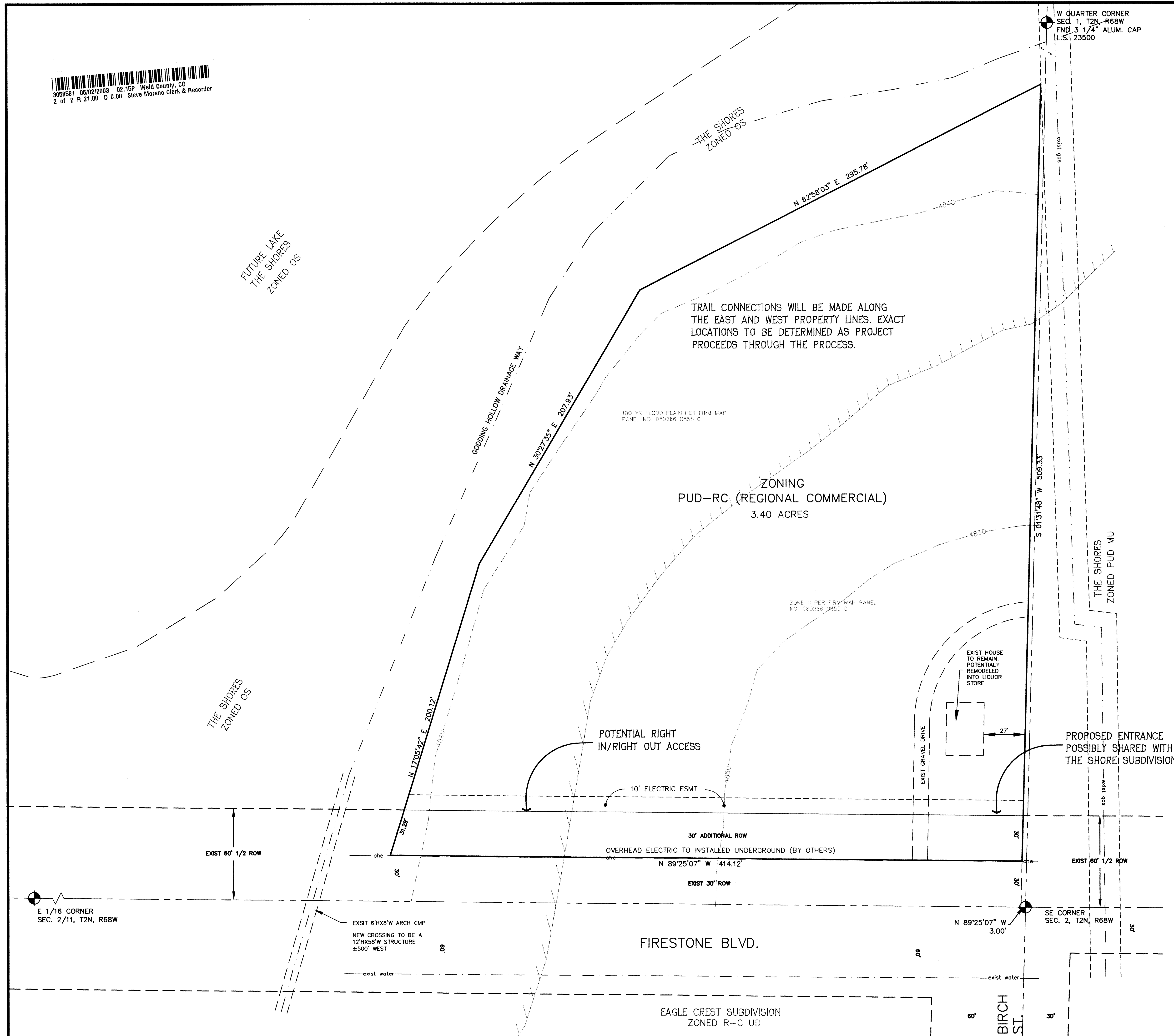
PARK ENGINEERING CONSULTANTS
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
303-651-6626

TERRACON
301 N. HOWES
P.O. BOX 503
FORT COLLINS, COLORADO 80521
970-484-0359

FIRESTONE INFORMATION BLOCK			
NAME OF SUBMITTAL:	ALMO ANNEXATION		
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN		
FILING NUMBER:	N/A		
PHASE NUMBER:	N/A		
SHEET TITLE:	TEXT SHEET		
PREPARATION DATE:	12/07/01		
REVISION DATE:	02/27/02		
REVISION DATE:	03/22/02		
REVISION DATE:			
REVISION DATE:			
SHEET <u>1</u> OF <u>2</u>			
<div></div> <div>PARK ENGINEERING CONSULTANTS 420 21ST AVENUE, SUITE 101 LONGMONT CO. 80501 (303)651-6626</div>			
ALMO			
ALMO ANNEXATION OUTLINE DEVELOPMENT PLAN TEXT SHEET			
JOB NO	DATE	CAD NO	SHEET NO
344-1	12/07/01	3441ODP	1 OF 2

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OUTLINE DEVELOPMENT PLAN
ALMO ANNEXATION
TOWN OF FIRESTONE, COUNTY OF WELD,
STATE OF COLORADO
Sheet 2 of 2



FIRESTONE INFORMATION BLOCK	
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FILING NUMBER:	N/A
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REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 2 OF 2

PARK ENGINEERING CONSULTANTS 420 21ST AVENUE, SUITE 101 LONGMONT CO. 80501 (303)651-6626	
ALMO	
ALMO ANNEXATION OUTLINE DEVELOPMENT PLAN MAP SHEET	
JOB NO 344-1	DATE 12/07/01
CAD NO 34410DP	SHEET NO 2 OF 2

OWNER/DEVELOPER
SIMON RYU
2143 HACKBERRY CIRCLE
LONGMONT, COLORADO 80501
303-775-6572

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